



# राजपत्र, हिमाचल प्रदेश (असाधारण)

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

---

शिमला, सोमवार, 16 अक्टूबर, 2006 / 24 आश्विन, 1928

---

हिमाचल प्रदेश सरकार

नगर एवं ग्राम योजना विभाग

अधिसूचना

शिमला-171 002, 11 अक्टूबर, 2006

संख्या टी० सी० पी०-एफ (10).1/2003.—हिमाचल प्रदेश के राज्यपाल, हिमाचल प्रदेश नगर और ग्राम योजना अधिनियम, 1977 (1977 का 12) की धारा 16-क एवं 30 (1) के साथ पठित धारा 87 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, अधिसूचना संख्या 9-12/72-पी० डब्ल्यू० बी०, तारीख 19 दिसम्बर, 1978 द्वारा तारीख 6-4-1979 को राजपत्र, हिमाचल प्रदेश (असाधारण) में प्रकाशित हिमाचल प्रदेश टाउन एण्ड कन्ट्री प्लानिंग रूलज, 1978 का संशोधन करने के लिए निम्नलिखित संशोधन करने का प्रस्ताव करते हैं। ये प्रारूप नियम जनसाधारण की

सूचना के लिए राजपत्र, हिमाचल प्रदेश में एतद्वारा प्रकाशित किए जा रहे हैं और एतद्वारा नोटिस दिया जाता है कि उक्त प्रस्तावित नियमों पर, इनके राजपत्र में प्रकाशन की तारीख से तीस दिन की अवधि के अवसान के पश्चात्, राज्य सरकार द्वारा विचार किया जाएगा।

यदि इन प्रस्तावित नियमों में सम्भाव्य प्रभावित होने वाला कोई व्यक्ति इन नियमों के विरुद्ध कोई आक्षेप या सुझाव देना चाहता है तो वह लिखित रूप में आक्षेप व सुझाव उपर्युक्त विनिर्दिष्ट अवधि के भीतर सचिव, नगर एवं ग्राम योजना को भेज सकेगा।

उपर्युक्त विनिर्दिष्ट अवधि के भीतर प्राप्त सुझावों या आक्षेप, यदि कोई हो, पर राज्य सरकार द्वारा इन नियमों को अन्तिम रूप देने से पूर्व विचार किया जाएगा, अर्थात्:—

1. संक्षिप्त नाम.—इन नियमों का संक्षिप्त नाम हिमाचल प्रदेश टाउन एण्ड कन्ट्री प्लानिंग (संशोधन) नियम, 2006 है।

2. नियम 12 का प्रतिस्थापन.—हिमाचल प्रदेश टाउन एण्ड कन्ट्री प्लानिंग रूलज, 1978 के नियम 12 के स्थान पर निम्नलिखित रखा जाएगा, अर्थात्:—

**“12. Form of application for permission for development of land by others [section 30 (1) and (2), and section 87 (2) (iv)] and Fees.—**(1) Any person not being the Union Government, State Government, a local authority or any other Authority constituted under the Act, shall apply under section 16 (a) and sub-section (1) of section 30, in Form XI for development of land alongwith the schedule and specification sheet attached with the application form. It shall include all those Planning and Special areas where the existing land use stand frozen”.

**“12 (2) Fees.—**Every application submitted under section 16(a) and sub-section (1) of section-30 shall be accompanied by fee specified below:—

**(a) For development of land other than erection of a building or part thereof :**

Sl. No.	Component	Inside M.C. rates in Rs. Per sqm. of plot Area	Outside M.C. rates in Rs. per Sqm. of plot area
1.	Development of land	5	2

**(b) For building operation :**

**5. Residential Use:**

Sl. No.	Component	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Economic Weaker Section upto 120 Sqm. Row or semi-detached plot.	6	3

Sl. No.	Component	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
2.	Low Income Group 120 to 150 Sqm. Semi-detached plot.	12	5
3.	Medium Income Group 150 to 250 Sqm. plot.	20	10
4.	High Income Group more than 250 Sqm. plot.	30	15

**2. Commercial Use:**

Sl. No.	Commercial Floor Space including corridor	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 10 Sqm.	15	10
2.	11 to 20 Sqm.	20	15
3.	21 to 40 Sqm.	30	20
4.	41 to 80 Sqm.	40	30
5.	More than 80 Sqm.	60	40

**2. Tourism Use:**

Sl. No.	Floor Space Sqm.	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 200	15	10
2.	201 to 400	20	15
3.	401 to 800	25	20
4.	More than 800	30	25

**3. Private Institutions, Clinics and Hospitals :**

Sl. No.	Floor Space Sqm.	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 200 Sqm.	20	15
2.	201-400	30	20
3.	401-750	40	30
4.	Above 750	50	40

**4. Industrial use:**

Rates in Rs. Per Sqm. of Plot Area		
High Potential Zone	Medium Potential Zone	Low Potential Zone
Sirmaur and Solan districts	Una and Kangra district	Bilaspur, Mandi, Hamirpur, Chamba, Shimla, Kullu, Kinnaur and Lahaul & Spiti district.
20/-	15/-	10/-

**(c) For change of existing building use:**

Sl. No.	Landuse	Floor Area	Rates in Rs. Per Sqm. of Floor Space		
			Municipal Area	Outside Municipal Area	
1.	Residential	Upto 40 Sqm.	20	10	
		41-80 Sqm.	25	12	
		Above 80 Sqm.	40	20	
2.	Commercial	Upto 40 Sqm.	100	75	
		41 to 80 Sqm.	150	100	
		Above 80 Sqm.	200	150	
3.	Private Institutions	Upto 100 Sqm.	40	30	
		101 to 200 Sqm.	50	40	
		201-400 Sqm.	60	50	
		401 to 800 Sqm.	75	60	
		Above 800	100	75	
4.	Industrial	Upto 100 Sqm.	<b>High Potential Zone</b>	<b>Medium Potential Zone</b>	<b>Low Potential Zone</b>
			50	40	30
			75	50	40
			100	75	50

**(d) For change of landuse from the original use of site :**

Sl. No.	Landuse	Plot Area	Rates in Rs. Per Sqm. of Plot Area		
			Municipal Area	Outside Municipal Area	
1.	Residential	150-250 Sqm.	10	05	
		Above 250 Sqm.	15	10	
2.	Commercial	Upto 200 Sqm.	100	75	
		Above 200 Sqm.	200	150	
3.	Private Institutions	Upto 1000 Sqm.	30	20	
		Above 1000 Sqm.	50	35	
4.	Industrial	Upto 1000 Sqm.	<b>High Potential Zone</b>	<b>Medium Potential Zone</b>	<b>Low Potential Zone</b>
			20	15	10
			30	25	20
			40	30	25

(e) **For change of land use from prescribed landuse in Development Plan/Interim Development Plan :**

In case change of landuse in a prescribed landuse in the Development Plan is involved then the rates for change against the predominant use will be subject to double the rates as prescribed under para (d) above for change from the original use of the site.

(f) **For Revalidation of Sanction :**

Sl. No.	Landuse	Rates in Rs. Per Sqm. of floor space
1.	Residential	15/-
2.	Commercial	25/-
3.	Tourism	25/-
4.	Public & Semi-Public Commercial Amenities	25/-
5.	Industrial	20/-

**Note.**—“These charges will be increased by 5% after a block of 5 years”.

आदेश द्वारा,  
हस्ताक्षरित /—  
प्रधान सचिव (टी० सी० पी०)।

[Authoritative English Text of Government Notification No. TCP-A(3)-1/2005 Shimla-2, dated 11-10-2006 as required under clause (3) of Article 348 of the Constitution of Government of India].

**TOWN AND COUNTRY PLANNING DEPARTMENT**

**NOTIFICATION**

*Shimla-2, the 11th October, 2006*

**No. TCP-A(3)-1/2005.**—In exercise of the powers conferred by the section 87 read with section 16(a) and 30 (1) of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977), the Governor, Himachal Pradesh proposes to make following amendments in the Himachal Pradesh Town and Country Planning Rules, 1978 published in Rajpatra, Himachal Pradesh (Extra Ordinary) dated 6-4-1979, vide Notification No. 9-12/72-PW(B) dated 19-12-1978. These draft rules are hereby published in the Rajpatra, Himachal Pradesh for the information of the general public and notice is hereby given that the said draft rules will be taken into consideration by the State Government after the expiry of a period of 30 days from the date of publication of said draft rules in the Rajpatra, Himachal Pradesh.

If any person, likely to be affected by these rules or have any objection(s) or suggestion(s) against these draft rules, he may send the written objections/suggestions to the Secretary (TCP) to the Government of Himachal Pradesh, Shimla within the period specified above.

Objections/Suggestions, if any, received within the period specified above, shall be taken into consideration by the State Government, before finalizing these rules, namely:—

*Short title.*—(1) These rules may be called the Himachal Pradesh Town and Country Planning (Amendment) Rules, 2006.

*Substitution of rule-12.*—(2) For rule-12 of the Himachal Pradesh Town and Country Planning Rules, 1978, the following shall be substituted, namely:—

**“12. Form of application for permission for development of land by others [section 30 (1) and (2), and section 87 (2) (iv)] and Fees.**—(1) Any person not being the Union Government, State Government, a local authority or any other Authority constituted under the Act, shall apply under section 16 (a) and sub-section (1) of section 30, in Form XI for development of land alongwith the schedule and specification sheet attached with the application form. It shall include all those Planning and Special areas where the existing land use stand frozen”.

**“12 (2) Fees.**—Every application submitted under section 16(a) and sub-section (1) of section-30 shall be accompanied by fee specified below:—

**(a) For development of land other than erection of a building or part thereof :**

Sl. No.	Component	Inside M.C. rates in Rs. Per sqm. of plot Area	Outside M.C. rates in Rs. per Sqm. of plot area
1.	Development of land	5	2

**(b) For building operation :**

**5. Residential Use:**

Sl. No.	Component	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Economic Weaker Section upto 120 Sqm. Row or semi-detached plot.	6	3
2.	Low Income Group 120 to 150 Sqm. Semi-detached plot.	12	5
3.	Medium Income Group 150 to 250 Sqm. plot.	20	10
4.	High Income Group more than 250 Sqm. plot.	30	15

**2. Commercial Use:**

Sl. No.	Commercial Floor Space including corridor	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 10 Sqm.	15	10
2.	11 to 20 Sqm.	20	15

Sl. No.	Commercial Floor Space including corridor	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal
3.	21 to 40 Sqm.	30	20
4.	41 to 80 Sqm.	40	30
5.	More than 80 Sqm.	60	40

**2. Tourism Use:**

Sl. No.	Floor Space Sqm.	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 200	15	10
2.	201 to 400	20	15
3.	401 to 800	25	20
4.	More than 800	30	25

**3. Private Institutions, Clinics and Hospitals :**

Sl. No.	Floor Space Sqm.	Rates in Rs. Per Sqm. Floor Space	
		Municipal Area	Outside Municipal Area
1.	Upto 200 Sqm.	20	15
2.	201-400	30	20
3.	401-750	40	30
4.	Above 750	50	40

**4. Industrial use:****Rates in Rs. Per Sqm. of Plot Area**

High Potential Zone	Medium Potential Zone	Low Potential Zone
Sirmaur and Solan districts	Una and Kangra district	Bilaspur, Mandi, Hamirpur, Chamba, Shimla, Kullu, Kinnaur and Lahaul & Spiti district.
20/-	15/-	10/-

**(c) For change of existing building use:**

Sl. No.	Landuse	Floor Area	Rates in Rs. Per Sqm. of Floor Space	
			Municipal Area	Outside Municipal Area
1.	Residential	Upto 40 Sqm.	20	10
		41-80 Sqm.	25	12
		Above 80 Sqm.	40	20
2.	Commercial	Upto 40 Sqm.	100	75
		41 to 80 Sqm.	150	100
		Above 80 Sqm.	200	150
3.	Private Institutions	Upto 100 Sqm.	40	30
		101 to 200 Sqm.	50	40
		201-400 Sqm.	60	50
		401 to 800 Sqm.	75	60
		Above 800	100	75

			<b>High Potential Zone</b>	<b>Medium Potential Zone</b>	<b>Low Potential Zone</b>
4.	Industrial	Upto 100 Sqm.	50	40	30
		101-200 Sqm.	75	50	40
		201 to 500 Sqm.	100	75	50

**(d) For change of landuse from the original use of site :**

Sl. No.	Landuse	Plot Area	Rates in Rs. Per Sqm. of Plot Area		
			<b>Municipal Area</b>	<b>Outside Municipal Area</b>	
1.	Residential	150-250 Sqm.	10		05
		Above 250 Sqm.	15		10
2.	Commercial	Upto 200 Sqm.	100		75
		Above 200 Sqm.	200		150
3.	Private Institutions	Upto 1000 Sqm.	30		20
		Above 1000 Sqm.	50		35
			<b>High Potential Zone</b>	<b>Medium Potential Zone</b>	<b>Low Potential Zone</b>
4.	Industrial	Upto 1000 Sqm.	20	15	10
		1001-5000 Sqm.	30	25	20
		Above 5000 Sqm.	40	30	25

**(e) For change of land use from prescribed landuse in Development Plan/Interim Development Plan :**

In case change of landuse in a prescribed landuse in the Development Plan is involved then the rates for change against the predominant use will be subject to double the rates as prescribed under para (d) above for change from the original use of the site.

**(f) For Revalidation of Sanction :**

Sl. No.	Landuse	Rates in Rs. Per Sqm. of floor space
1.	Residential	15/-
2.	Commercial	25/-
3.	Tourism	25/-
4.	Public & Semi-Public Commercial Amenities	25/-
5.	Industrial	20/-

**Note.**—“These charges will be increased by 5% after a block of 5 years”.

By order,  
Sd/-

*Principal Secretary (TCP).*